

+ May 26 1883
File 1092

Dravis-

PRE-EMPTION.

Abst - 626

Wyatt Brooks.

✓ 80 Acre.

Act May 26th 1883.

Turner & Son maps of
Hays Co.
Letter 14/86. Schmidt.
Patent to W. J. Cowan

as see Nov 16/86 Robinson

Patented Nov. 29/86
122-162,191.

Accepted & Reg

Nov 10/86

See also
See also

Mgl. 181/26

May 28
1883
P.J.

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No. 2. Field Notes.

No. 3. Survey. May 9/83.

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5. Right of Pre-emption

Oct. 10/86 to more

4-5-6 Dads

7 Proof of occupancy

10/13/86 Davis

8. Letter asking return
of transfer to Daney
Nov 10/86 - Wilson

\$5.00 deposited 8/18/86 by
Jas L. Burleson
Salina Kansas
Texas

Jas L. Eve.

H. C. Hildes

No. 6 - transfer from W. J. Cowan to E. P. Dravis
for record dated to Daney Nov 10/86. See his letter
Nov 6/86 written

The State of Texas,

COUNTY OF *Hays*

BEFORE THE UNDERSIGNED authority personally

appeared *Wyatt Brooks*

applicant, and

A. S. Brooks

and

John W. Brooks

who being duly sworn according to law, declare that *Wyatt Brooks*

is **Bona Fide** settled upon vacant public domain, (the same described in the accompanying file) under "An Act to regulate the Disposal of Public Lands of the State of Texas," approved the 12th day of Augnst, 1870, and that he has not a Homestead.

Wyatt Inner Brooks

A. S. Brooks

John W. Brooks

22^a day of February 1882

Sworn to and subscribed before me, this

IN TESTIMONY WHEREOF, I hereunto affix my official Seal and signature.

*Ed. L. Green
At C.C. Hays Co. Tx*

DESIGNATION.

To the *County Surveyor of Hays County*:

By Virtue of the accompanying Affidavits, No. 148, made in accordance with the first section of "An Act to regulate the Disposal of the Public Lands of the State of Texas," approved the 12th day of August, 1870, I hereby apply for a Survey of the following premises, to wit:

*Beginning at the N.E. corner of the Miles Survey I Thence N-300 rods - thence N.
to the line of the Miller Survey - Thence E
- 111 - Thence S. - 111 - Thence West
to the Miles Survey - Thence to the beginning
so as to include in said boundaries 80 acres*

Wyatt Inner Brooks

1 Feb 15 92
Francis Brooks

W. Brooks

Affidavit

Filed 719 1883

Ch. Ch.

THE STATE OF TEXAS,

County of Hays

Wm. T. Brooks

Affidavit for Pre-Emption.

Filed the 22 day of
Feby 1892

Jos. C. Eas

C. S. Hayes, Law
Tex.

Recorded in Book
D. Page 63

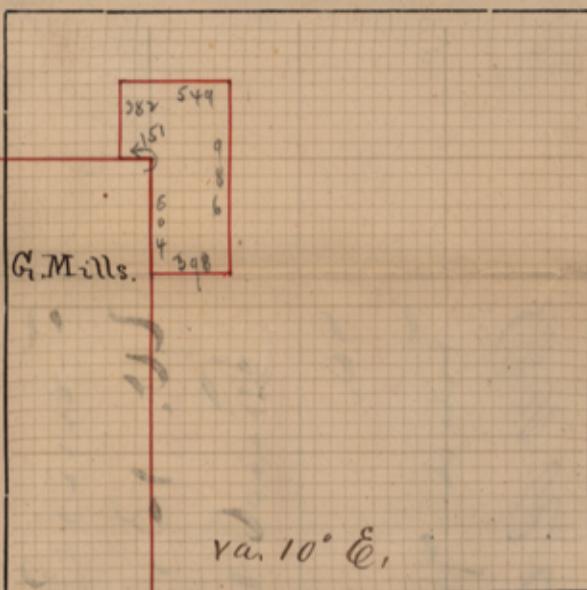


State of Texas

BEFORE THE TRIBUNAL OF PEACE,

COUNTY OF HAYS,

STATE OF TEXAS,



THE STATE OF TEXAS, } SURVEY

Hays } COUNTY.

No.

FIELD NOTES of a Survey of 80 acres

of Land, made for
Wyatt Brooks By virtue of
his accompanying File No.
for a Homestead Donation.

Var. 10° E.

SCALE: Varas per inch.

Said Survey is No. , in Hays County, Texas, situated on the waters of Cypress Creek, a tributary of the Rio Blanco River, about 2.1 miles N⁴⁵W of San Marcos. Beginning at the S. E. corner of the Granville Meille League.

Thence W. 151 vs. to a stone md. S.O. 3 in. dia. mkd. X
S 25¹/₂° E. 18¹/₂ vs. a S.O. 3 in. dia. mkd. X N 32¹/₂° E. 10 vs.

" N. 382 vs. to a stone md. on S. line of C. L. Witter a
L.O. 16 in. dia. mkd. X N 61¹/₂° E. 25 vs.

" E. 549 " to the S. E. corner C. L. Witter

" S. 986 " " a stone md. at the head of a wash a S.O.
4 in. dia. mkd. X N 89¹/₂° W. 44 vs.

" W. 398 " to a stone md. on West Bank of a Branch

" N. 604 "

to the place of the beginning.

Bearings marked

Surveyed Apr. 17th 1883.

John Brooks
A. T. Brooks } CHAIN CARRIERS.

I, Joe C. Eve, County Surveyor of Hays County, Texas, do hereby certify that the foregoing described Survey was actually made by me on the ground, according to law, on the date and with the Chain Carriers aforesaid, duly qualified, and that all the corners, lines, boundaries and marks of the same, whether natural or artificial, are truly and correctly described and set forth in the foregoing Plat and Field Notes.

By Deputy. County Surveyor Hays. County, Texas.

Filed for Record the day of 1883, }
at o'clock M.

SURVEYOR.

Recorded in Book D. Page No. 229

21 Jun - 1892

Trans. Brumfitt

W. Brooks.

Fined notes,

80. aens

Tues. 119/83

D W Robinson

etc etc

Carried on map of
Hays Co.

Octbr. 14/86. Schmidt.

Patented Nov. 29/86
1891r

28 June 1892

and Also at the same time came and personally appeared
James M. McEustion and W. M. Weaver two
credible residents citizens of said county to me
well known who being duly sworn deposed and
say that W. J. Cowen the person first above
named in this affidavit has actually settled upon
and cultivated as a homestead the land surveyed
for Wyatt Brooks for the period of 3 years in the
manner as stated by depositions and neither
of them have any interest in same.

Sworn to and subscribed before me And I hereby
certify that J. M. McEustion and W. M. Weaver
are credible and trustworthy citizens of said county

Witness my hand and seal of office
at Winn by this the 4th day of September
A.D. 1886 H. C. Reeves J. P. Hays Co
Texas



3/15. A.D. 1892

Travis County

Wheat Branches.

Polymerized

Final Reh 10/16

Dot Robin

exp air

18426 - Trans 1592

The State of Texas & Before me H C Hubbs a
County of Hays B Justice of the Peace in and
for said county and state. On
this day personally appearing W. D. Cowan of the
aforesaid County and State who being duly sworn
according to law deposes and says on oath that he
is a bona fide settler on 80 acres of vacant
public land situated in Hays County Texas.

He further says that said land was surveyed by
Joe C Eve on the 23 day of April 1883 for
Wyatt Brooks. He also says that the said land has
been cultivated and resided upon for the period of
3 years as stated by the deeds now on file in the Land
Office at Austin Texas. And that he is a occupant
of said land at this time. and the occupancy has been
regular and successive. And he makes this
application for the purpose of getting a title to the
same. and that he has no land other than this

{ witness } 3 W D Cowan
{ J. M. Mcguiston }
{ J W M. Weaver }

Affidavit for
Little to a Preemption
of 80 acres of land
By W.J. Cowan

The State of Texas I know all men by these
County of Hays I presents, that J. W. P.

I Brooks of said County
and State for and in consid-
eration of the sum of One hun-
dred and fifty dollars to be paid
as follows by E. G. Massey one
note for fifty dollars due and
payable Nov 1. 1883, the second
for the sum of fifty dollars due
and payable twelve months after 1st
Nov. 1883, and the third for the
sum of fifty dollars due and pay-
able six months after Nov. 1. 1884
and all of said notes signed by the
said E. G. Massey and bearing ten percent
interest after maturity until paid,
and payable to W. P. Brooks or order
have this day granted bargained
sold and conveyed and do by these
presents grant bargain sell and con-
vey unto the said Massey the fol-
lowing Preemption survey lying ^{and}
situated in Hays County Tex as and
bounded as follows, to-wit:

Beginning at the N.E. corner of the
Granville Miles survey. Thence N
— varas, Thence E — varas

Thence S — vs. Thence W —
varas to the place of beginning, so
as to include 80 acres.

To have and to hold unto said E. G.
Massey his heirs and assigns the
above described premises, together with
all and singular the rights and ap-
purtainances thereto in any wise be-
longing, unto the said Massey his
heirs or assigns forever. And I do
hereby bind myself, my heirs, execu-
tors and administrators, to warrant
and forever defend all and singular
the said premises unto the said Massey
his heirs and assigns, against every
person whomsoever, lawfully claim-
ing or to claim the same, or any part
thereof.

Witness my hand, this 21st day of
April A. D. 1883.

Notice is given to all persons that
I retain the Vendors lien on said
premises to secure the payment of
the three described promissory notes
for the purchase money due on
said premises.

W T Brooks

THE STATE OF TEXAS, }
COUNTY OF HAYS. }

Before me,

J. G. Burleson, Clerk of the County Court,

in and for the County and State aforesaid, on this day personally appeared.

W. J. Brooks

known to me (~~or proved to me on the oath of~~)

to be the person... whose name ~~is~~ subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of office at San Marcos, this 21st day of

April A. D., 1883.

Jas G. Burleson

Clerk of the County Court, Hays County, Texas.

N° 175.

By _____ Deputy Clerk.

THE STATE OF TEXAS, }
COUNTY OF HAYS. }

Jas G. Burleson, Clerk of the County Court, in and
for the County and State aforesaid, hereby certify that the foregoing instrument of writing from

W. J. Brooks

to *E. G.*

Massey dated, the 20 day of *April* A. D., 1883, was Filed
for Record the 21 day of *April* A. D., 1883, at 10 o'clock A. M., and
duly Recorded by me on the 21st day of *April* 1883, at 12 o'clock M.,
in Book *"A"* of Hays County Records for - deeds - on pages
5550506.

In testimony whereof, I hereunto set my hand and Official Seal, at office in SAN MARCOS,
on this, the day and year last above written.

Jas G. Burleson

Clerk, County Court, Hays County, Texas.

By _____

Deputy Clerk.

44 Rde 1592
Travis Preemption

Wyatt T. Brooks
Do } Transfer

E.G. Massey

Rcd Aug 18/86

H. H. Walsh
Comm

W. T. Brooks

908 Deed

E. G. Massey.

Filed for Record
April 21. 1883 at
10 o'clock a.m.

Jas H. Burleson,
Clerk C. C. Hays Co.

Recorded Book
"Q," Pages 555, 556.

\$100 due

The State of Texas,

COUNTY OF Hays } Know all Men by these Presents:

THAT W. E. G. Massey and W. M. Massey wife
of said E. G. Massey

of the County of Hays, and State aforesaid, for and in consideration of the sum of \$368 DOLLARS,
to us in hand paid by W. J. Cowan, the receipt of which is
hereby acknowledged.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said

W. J. Cowan — — — — —
of the County of Hays, and State of Texas, all that certain

Tract or parcel of land, situated in Hays County
and state of Texas, and described as follows to wit:
Beginning at the N.E. corner of the Granville
Mills League. Thence North — varas. Thence
E — varas. Thence S — varas. Thence
West — varas. to the place of beginning.
so as to include 80 acres. and known as the
Wyatt Brooks Survey and Preemption of
80 acres.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said W. J. Cowan

his heirs and assigns, forever. And we do hereby bind ourselves our heirs, executors and administrators, to Warrant and Forever Defend, all and singular, the said premises unto the said W. J. Cowan - or any man in his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our hand at home, this 26th day of January A. D. 1886.

Signed and Delivered in Presence of

Maggie Massey
E.G. Massey

THE STATE OF TEXAS.
County of _____ }
of the Peace

BEFORE ME, H. C. Hubbs a Justice

in and for Hays - County, Texas, on this day personally appeared E. G. Massey Wife of
Maggie Massey and of the offoresaid Co. and
State
Known to me

to be the persons whose names are subscribed to the foregoing Instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said Maggie Massey Wife of the said E. G. Massey, having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she, the said Maggie Massey, acknowledged such Instrument to me to be her act and deed, and she declared she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN under my hand and Seal of office, this 26th day of January A. D. 1886.

H. C. Hubbs, J. P.
Hays Co



THE STATE OF TEXAS,
County of Hays } I, James G. Burleson, Clerk of the
County Court of said County, do hereby certify that the above instrument of writing, dated on the 26th day of
January, 1886, with its Certificate of Authentication, was filed for record in my office this 11th day of
day of August, A. D. 1886, at 10³⁰ o'clock a. M., and duly recorded the 13rd day of
August, A. D. 1886, at 11 o'clock a. M., in the Records of said County, in Vol. U
on Pages No. 322 and 323

WITNESS my hand and the Seal of the County Court of said County, at office in San Marcos
the day and year last above written.

James G. Burleson
Clerk C. C. Hays County.



WARRANTY DEED.

E. G. Massey and
M. M. Massey
—TO—
W. J. Cowan

FILED FOR RECORD,

August 11 1886,
at 10³⁰ o'clock A.M. and Recorded
August 13th 1886 in
Hays County
Record of Deeds
Book U Page 372

Jas. G. Purinton CLERK.
A. C. Hays, CHAMBERS DEPUTY.



Ed
2601288 15

PROOF OF SETTLEMENT UNDER HOMESTEAD ACT.

THE STATE OF TEXAS,
COUNTY OF *Hays*

a Justice of the Peace and Ex officio Notary Public
BEFORE ME, the undersigned County Clerk in and for the County aforesaid, this day personally appeared

E. P. Laney

a resident citizen of said county, who being by me duly sworn, declares that he is a bona fide settler upon

80 acres of vacant Public Land, situated in said County, and surveyed for

Wyatt Brooks

on the 17 th

day of 17 April 1883 by Joe L. Eve

County Surveyor of said County; that he has occupied and improved the same as a homestead for a period

of three consecutive years, beginning on the obam day of March date 1883,

that he is the head of a family and that he makes this affidavit for the purpose of
obtaining a title to the same ~~as a Homestead, under Chapter Nine, Title LXXIX of the Revised Statutes; and that he~~
~~by virtue of the purchase of same~~
~~by deed~~
~~has not a Homestead other than the above.~~

E. P. Laney,

And also at the same time came and personally appeared W. M. Weaver

and C. S. Gilmore

two credible resident citizens of said County, to me

well known, who being duly sworn, depose and say that

E. P. Laney

the person first above named in this Affidavit, has actually settled upon and cultivated as a Homestead the land

as stated in and by deeds accompanying the affidavit
surveyed for him on the 17 th day of April 1883, by the surveyor aforesaid,

for the period of three consecutive years, and they nor either of them have any interest in the said land.

W. M. Weaver
G. S. Gilmore

Sworn to and subscribed before me, and I hereby certify that

and G. S. Gilmore

W. M. Weaver

are credible and trustworthy citizens of said county.

WITNESS my hand and Seal of office at Winburn

this the 14 th day of August 1883

H. C. Hubbard, J. P. Hays Co. Lawyer



Yule 1892
Davis Creighton
W. P. Brooks
Proof of occupancy
Filed Aug 18/86
McNaught
comes
,

E 600.

PROOF OF SETTLEMENT
OF HOMESTEAD.

Settler.

3-85-5



Wimberley Texas
11-6-86.

Hon W.C. Walsh.

Austin Texas. Dear Sir

Please send the deed made by
W.J. Brown & wife to me for 80
acres of land known as the Wyatt =
Brooks survey, situated in Hays
County Texas. said deed was sent
to you among the papers with an
application for patent for said
survey, made by me. I learn that
Mr Brown was the man to make the
application for patent, so excuse
my error and send the deed to me
at once. Respectfully

E.P. Loney

8/ File 1592.

Favis Pre-emption.

Myatt Brooks.

Letter asking return
of transfer from
Cowan & E. P. Lang.

Filed Nov. 10/86.

Chfclk.